

EXHIBIT B - CONDITIONS OF APPROVAL
SLO MINI STORAGE LLC CONDITIONAL USE PERMIT (DRC2015-00141)

Approved Development

1. This approval authorizes:
 - a. construction of an approximately 119,000 square foot mini storage facility. The facility would also include a 1,350 square foot office and is not allowed to have a caretaker unit.
 - b. maximum height is 22 feet from average natural grade below the existing 210 foot contour line and 35 feet above the existing 210 foot contour line. This maximum height shall comply with the FAA determination concerning requirements of FAR 77, "Objects Affecting Navigable Airspace".

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits**, submit a revised landscape plan and sign plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
 - a. at least 75% of all vegetation shall be fast-growing, evergreen, low-water using and drought tolerant; at least 50% of publicly visible buildings shall be screened within five years of planting; mature tree heights shall be in scale of the proposed building heights.
 - b. landscaping plan that shows no turf allowed, and all landscaping to be low water users and drought tolerant.
 - c. The proposed sign shall be limited to six feet in height per planning area standards.
3. **At the time of application for construction permits**, the applicant shall submit a lighting plan consistent with Section 22.108.050 of the Land Use Ordinance, where all lighting is directed down and into the project with no bulb or reflective surface visible from public vantages. Also, to minimize increases to existing ambient lighting in the surrounding rural area, the lowest watt/output level shall be used that will still provide for adequate nighttime safety levels.

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in a Fire Safety Plan prepared by CalFire for this proposed project.

Services

5. **At the time of application for construction permits**, the applicant shall submit evidence that there is adequate water to serve the proposal. The applicant shall either join an existing community water system per CalFire recommendations from the original project proposal or provide adequate on-site storage to meet CalFire standards.

6. **Prior to issuance of construction permits**, the applicant shall provide results of percolation tests showing that the 120 minutes per inch can be obtained, as well as show an on-site system that will meet the Central Coast Basin Plan requirements.
7. **At the time of application for construction permits**, the applicant shall show plans for all utilities to be installed underground.
8. **Prior to issuance of construction permits**, the applicant shall show plans for the installation of dry lines for eventual city services.

Access

9. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 22.54.030/23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
 - a. Street plan and profile to reconstruct, if necessary, all deteriorated or non-compliant curb, gutter, sidewalk and driveway **Morabito Place** frontage improvements in accordance with County Public Improvement Standards. All new driveways shall be constructed to County B-3 standards.
 - b. Street plan and profile for widening **State Highway 227** to complete the project side of an urban street section, including concrete curb, gutter and detached sidewalk, fronting the property.
 - c. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
 - d. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - e. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
 - f. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
 - g. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
10. **At the time of application for construction permits**, the applicant shall submit plans to Caltrans to secure an Encroachment Permit to construct concrete curb, gutter, sidewalk and driveways along the State Route 227 project frontage and in accordance with Caltrans Encroachment Permit Standards.
11. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

12. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.

Drainage

13. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.
14. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Public Works that all new structures comply with County flood hazard construction standards, Section 22.14.060. (The entire project site is located within a FEMA Flood Hazard Zone A designation as shown on FIRM Map Number 06079C1601F.)
15. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
16. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.

Stormwater

17. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
18. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.

Conditions to be completed prior to issuance of a construction permit

Fees

19. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees and road improvement fees.
20. Fees shall be required for City transportation Impact fees which may include: the Citywide transportation fee, Airport Area Specific Plan fees and Los Osos Valley Road interchange fee. These programs may include the Buckley Road extension to Higuera, work at the Broad Street/Tank Farm Road and the Los Osos Valley Road interchange location. These fees will need to be paid **prior to issuance of construction permits**.

21. **Prior to issuance of a construction permit**, the applicant shall pay the housing impact fee as required by Land Use Ordinance (LUO) Section 22.12.080.F.1, or may defer fee payment pursuant to LUO Section 22.12.080.J.4. As an alternative the applicant may provide housing units or a land donation, pursuant to LUO Section 22.12.080.F.3.

Avigation Easement

22. **Prior to issuance of a construction permit**, the property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel.
23. **Prior to issuance of construction permits**, the applicant shall provide drainage basin plans that are designed and will be constructed in a manner that discourages migratory birds and waterfowl from using these areas.

Geology and Soils

24. **Prior to issuance of construction permits**, the applicant shall prepare a Storm Water Pollution Prevention Plan, per Regional Water Quality Control Board requirements, and an Erosion and Sedimentation Control Plan shall be prepared by a certified sediment and erosion control specialist, registered civil engineer, registered architect or landscape architect, certified California nurseryperson, or licensed landscape contractor. The plan shall consist of graphic and narrative information of sufficient clarity to indicate the nature, extent, location and placement recommendations of the erosion and sedimentation control measures proposed. The location of all practices, methods and devices shall be shown on the grading plan, or on a separate plan attached to the grading plan. The plan shall contain, but need not be limited to, all of the following information:
- a. Grading limits shall be graphically defined on the plan and staked out before site disturbance begins.
 - b. Estimates of sediment yields before, during, and after construction of the project for a three-year period or until revegetation is established.
 - c. Proposed methods and a description of the practices to be used to protect exposed erodible areas during and after construction, including temporary and permanent mulching, seeding, or other recognized surface stabilization measures.
 - d. Proposed temporary and final methods and a description of the practices to be used for cut or fill slopes to prevent erosive surface runoff, including earth or paved interceptors and diversions, energy absorbing structures, or devices and techniques to reduce the velocity of runoff water.
 - e. Proposed methods and description of the temporary and final practices to retain sediment on the site, including: sediment basins and traps, vegetative filter strips, or other recognized measures; a schedule for their maintenance and upkeep; provisions for responsibility of maintenance; and design criteria for the trapping efficiency and storage capacities of sediment basins for flows from a ten-year storm.
 - f. Proposed methods, application technique, seed and fertilizer rate, sequence, and description of final erosion control practices for revegetation of all surfaces disturbed by vegetation removal, grading, haul roads, or other improved surfaces authorized by approved plans. A schedule for maintenance and upkeep of revegetated areas shall be included.
 - g. The type, location, and extent of pre-existing and undisturbed vegetation on the site.

Descriptions of proposed methods to limit access routes and stabilize all access points, and to delineate clearing limits, easements, setbacks, sensitive areas, buffer areas and drainage courses.

Stormwater

25. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Encroachment

26. **Prior to issuance of construction permits**, all work which encroaches into the Broad Street (SR 227) right-of-way shall require an encroachment permit issued by Caltrans. No County permits shall be issued without evidence of a Caltrans encroachment permit, or that a permit is not required.

Conditions to be completed during construction activities

Air Quality

27. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- a. Reduce the amount of disturbed area where possible,
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
 - c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
 - d. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
 - e. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
 - f. All dirt stock-pile areas should be sprayed daily as needed.
28. **During construction and for the life of the project**, cleaning of impervious surfaces shall be by sweeping these areas or using reclaimed water only.

Conditions to be completed prior to occupancy or final building inspection/establishment of the use

29. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before **final building inspection**. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
30. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from CalFire of all required fire/life safety measures.
31. All utilities shall be installed underground.

32. **Prior to final inspection of construction permits**, the applicant shall implement the approved colorboard.
33. **Prior to final inspection of construction permits**, the applicant shall construct the trail to the County's A-2(a) standard.
34. **Prior to final inspection of construction permits**, the applicant shall construct the two-way left turn lane along Highway 227 from the southern terminus of the Morabito Burke project improvements (Tract 2368) to Buckley Road.
35. **Prior to final inspection of construction permits**, the applicant shall install the dry lines for future connection to city services.
36. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
37. **Prior to occupancy or final inspection**, the driveway approach shall be constructed in accordance with the State's Encroachment Permit and to the satisfaction of Caltrans.
38. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

On-going conditions of approval (valid for the life of the project)

39. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
40. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
41. No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District. The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.
42. **For the life of the project**, cleaning of impervious surfaces shall be by sweeping these areas or using reclaimed water only.
43. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

44. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.
45. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
46. **On-going condition of approval (valid for the life of the project)**, the project shall provide annual maintenance and inspection of the septic system.